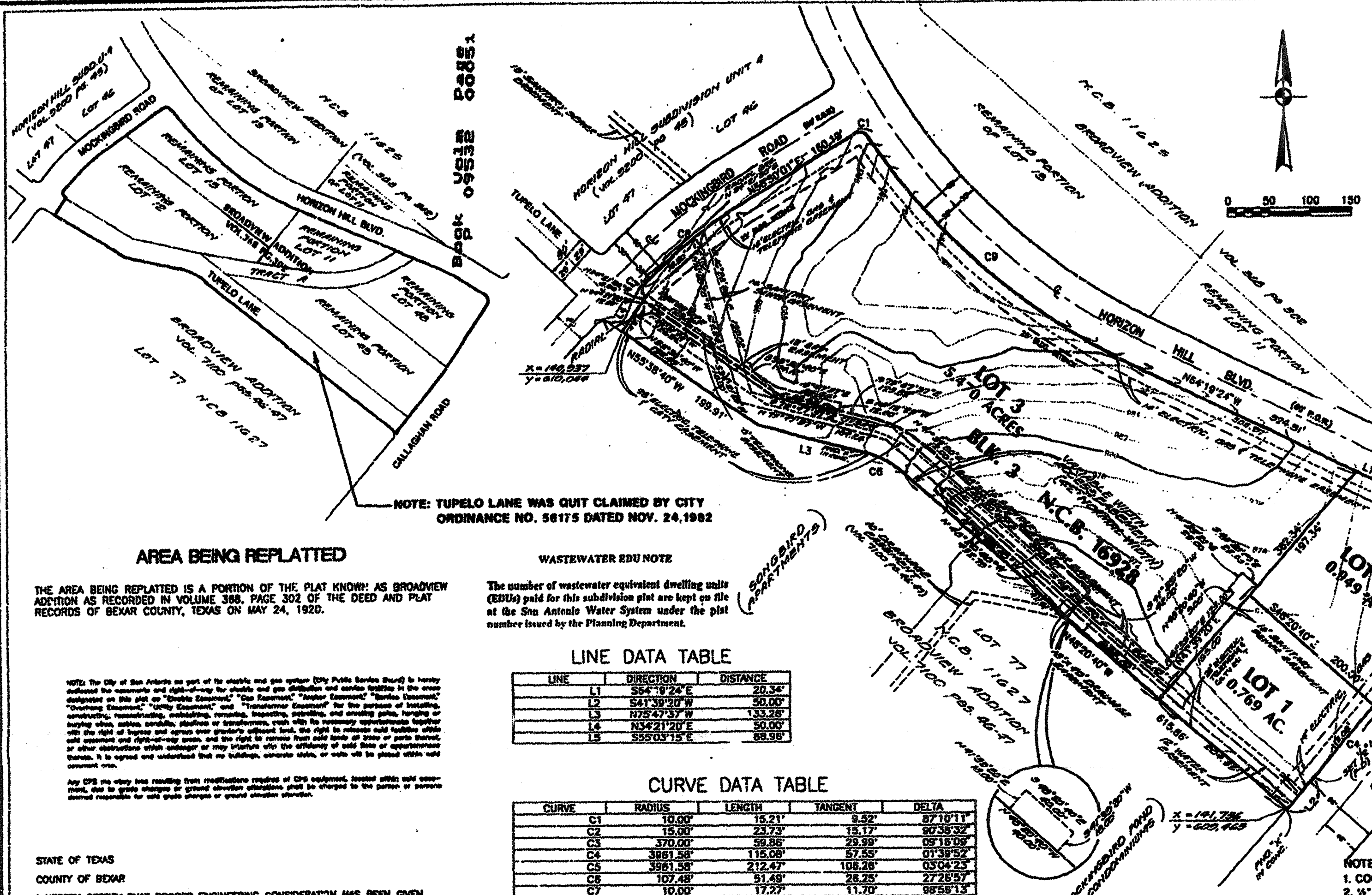


LOCATION MAP
N.T.S.



NOTE: TUPELO LANE WAS QUIT CLAIMED BY CITY ORDINANCE NO. 56175 DATED NOV. 24, 1982

AREA BEING REPLATTED

THE AREA BEING REPLATTED IS A PORTION OF THE PLAT KNOWN AS BROADVIEW ADDITION AS RECORDED IN VOLUME 368, PAGE 302 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ON MAY 24, 1920.

WASTEWATER EDU NOTE

The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Planning Department.

LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	S64°19'24" E	20.34'
L2	S41°39'20" W	50.00'
L3	N75°47'37" W	133.28'
L4	N34°21'20" E	50.00'
L5	S55°09'15" E	88.98'

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	10.00'	15.21'	8.52'	87°10'11"
C2	15.00'	23.73'	13.17'	90°35'32"
C3	370.00'	58.86'	29.99'	09°18'08"
C4	3881.58'	115.08'	57.55'	01°39'52"
C5	3981.58'	212.47'	108.28'	03°04'23"
C6	107.48'	51.48'	26.25'	27°25'57"
C7	10.00'	17.27'	11.70'	88°58'13"
C8	570.00'	194.91'	77.78'	15°32'28"
C9	800.00'	423.42'	218.81'	30°18'36"

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

[Signature]
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF MAY A.D. 1995

[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF SANTA FE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF MAY A.D. 1995

[Signature]
NOTARY PUBLIC
SANTA FE COUNTY, TEXAS

NOTE:
NO BUILDING PERMIT WILL BE ISSUED ON LOT 3 UNTIL THE SITE GRADING FOR THE PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE DRAINAGE ENGINEER OF THE DEPARTMENT OF PUBLIC WORKS FOR THE CITY OF SAN ANTONIO.

NOTE:
THIS REPLAT DOES NOT REMOVE THE 50' UTILITY EASEMENT CREATED BY THE TUPELO LANE QUITCLAIM ORDINANCE NO. 56175.

REPLAT ESTABLISHING
ST. TROPEZ II
SUBDIVISION

A 7.188 acre tract, being 6.117 acres out of New City Block 11627, Broadview Addition as recorded in Volume 368, Page 302, Deed and Plat Records of Bexar County, Texas and a 1.071 acre tract being formerly the Tupelo Lane, a variable width right-of-way, closed by Ordinance 56175 on November 24, 1982 as recorded in Volume 2749, Page 1134 of the Official Public Records of Real Property of Bexar County, Texas.

THIS PLAT OF ST. TROPEZ II SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 25th DAY OF MAY 1995

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

PAPE-DAWSON ENGINEERS



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF MAY A.D. 1995

[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

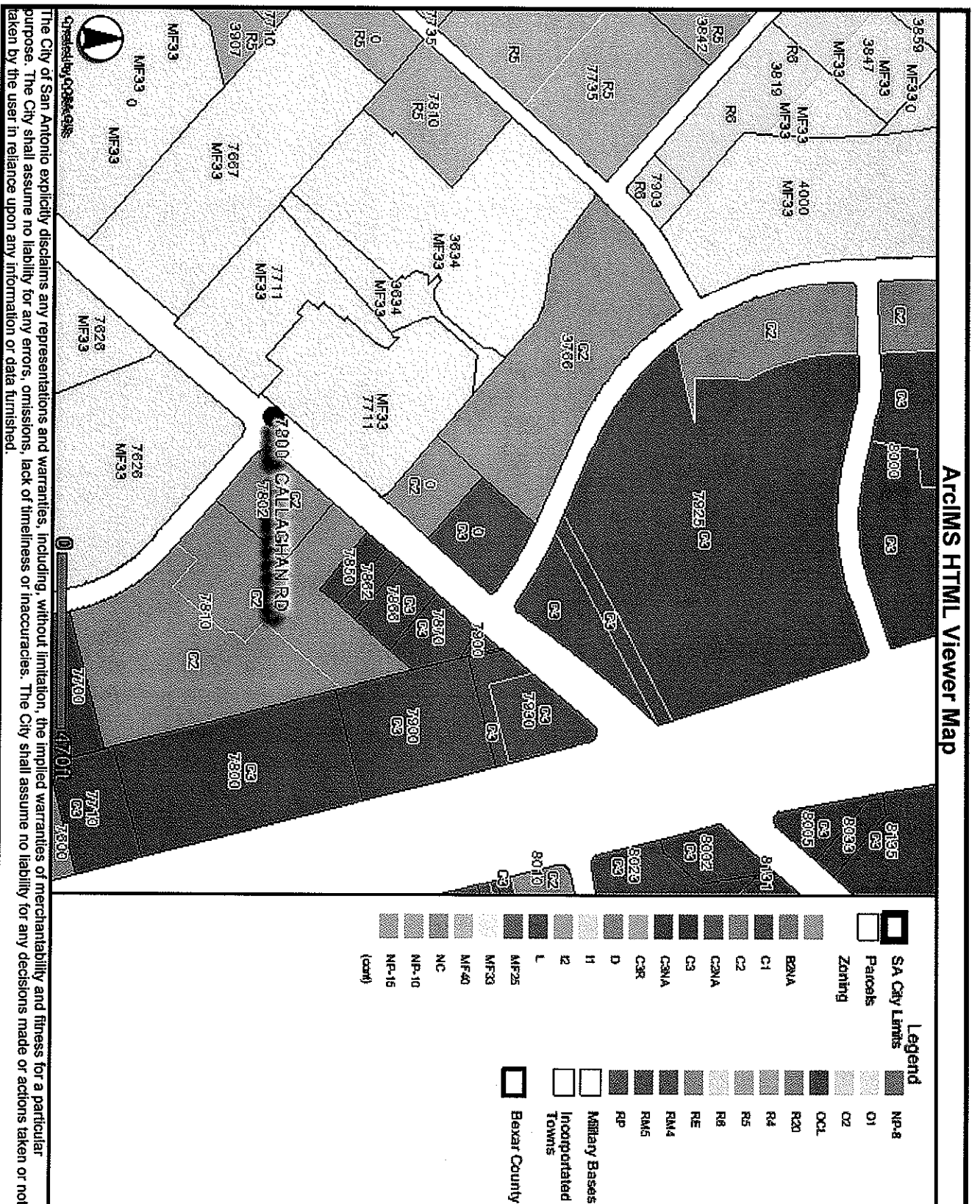
STATE OF TEXAS
COUNTY OF BEXAR

Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 25th DAY OF MAY A.D. 1995, AT 2:12 P.M. AND DULY RECORDED THE 10th DAY OF MAY A.D. 1995, AT 10:52 P.M. IN THE RECORDS OF Deeds-Plats OF SAID COUNTY, IN BOOK VOLUME 9532 ON PAGE 51

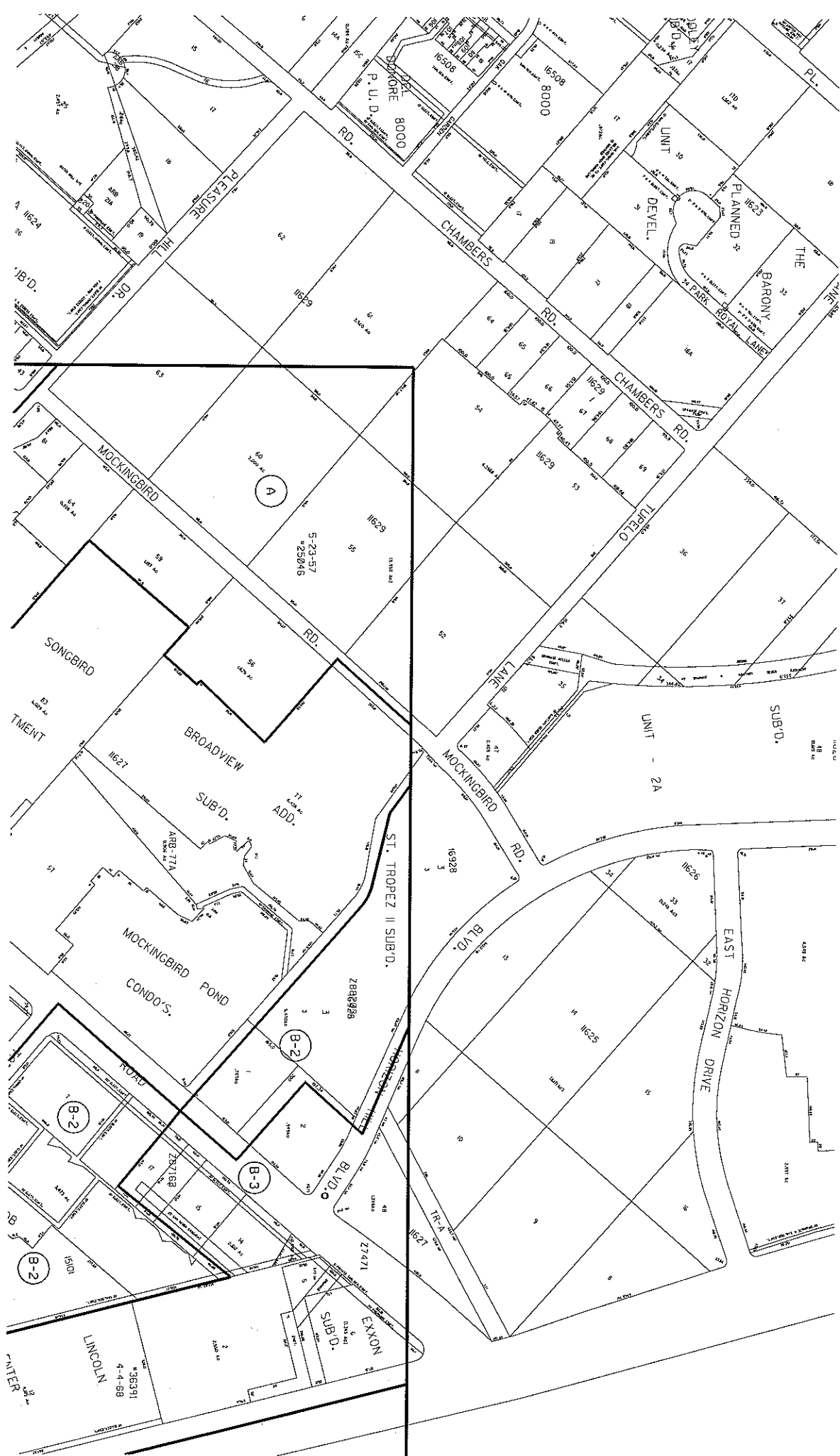
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 25th DAY OF MAY A.D. 1995

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *[Signature]* DEPUTY

VRP# 03-04-036



The City of San Antonio explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The City shall assume no liability for any errors, omissions, lack of timeliness or inaccuracies. The City shall assume no liability for any decisions made or not taken by the user in reliance upon any information or data furnished.





Bexar Appraisal District

Find by:

[Owner](#)

[Address](#)

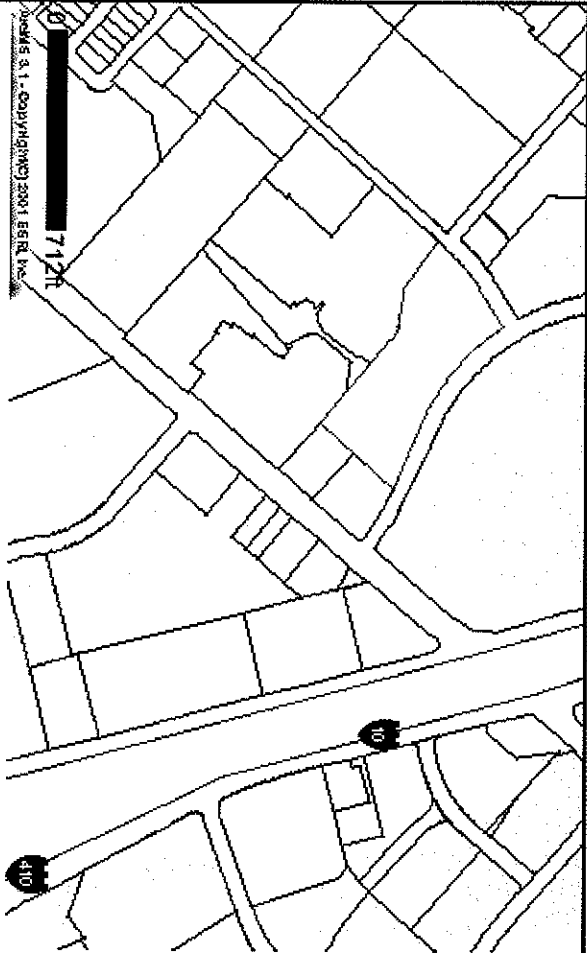
[Account](#)



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[Comments](#)
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Owner:
PROPERTY TRUST OF AMERICA
% PROPERTY TAX
Address:
3766 TUPELO LN
Account:
16928-003-0030

Refresh Layers

Visible

- ☒ County
- ☒ City Limits
- ☒ Military
- ☐ School Districts
- ☒ Parcels
- ☒ Highways
- ☐ Abstracts
- ☐ Railroad
- ☒ Airports

[In](#) [Out](#) [County](#) [Identify](#) [Left](#) [Right](#) [Center](#) [Up](#) [Down](#)



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR - 1 PM 2:55

Permit File: # 03-04-034
Assigned by city staff

Date: 3-31-03

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: EREL + BROWNE & LANCASTER DEV. CO. Phone: 210-222-1500 Fax: 210-222-9100

Address: IN SOLEDAD SUITE 111 Zip code: 78205

Engineer/Surveyor: _____ Phone: _____ Fax: _____

Address: _____ Zip code: _____

1. Name of Project: ST. TROPEZ SUBDIVISION LOT 3
2. Site location or address of Project: INTERSECTION OF CALLAGHAN ROAD
AND HORIZON HILLS BLVD.

3. Council District 8 ETJ _____ Over Edward's Aquifer Recharge? () yes (X) no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

HOTEL/MOTEL AND OFFICE COMPLEX AND OTHER USES CONSISTENT WITH
ZONING CLASSIFICATION; CONSTRUCTION OF COMMERCIAL BUILDINGS FOR
COMMERCIAL USES CONSISTENT WITH ZONING FOR PROPERTY

5. What is the date the applicant claims rights vested for this Project? _____
6. What, if any, construction or related actions have taken place on the property since that date?

Permit File # _____

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: ZONING ORDINANCE Date of Application:

Permit Number: 288203 Date issued: 4/13/89

Expiration Date: Acreage: 5.470 acres out of a 7.189 acre tract (Lot 3)

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Replat Establishing ST. TROPEZ Unit II Plat # _____ Acreage: 8.259 Approval
Date: 6/28/95 Plat recording Date: 7/10/95 Expiration Date: N/A Vol./Pg. 9532/51

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

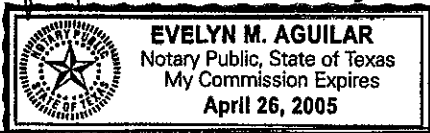
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Habib H. EKAN, JR. Signature: [Signature] Date: 4/1/03

Permit File # 03-04-036
Sworn to and subscribed before me by Habib H. Enkan, Jr. on this 1st day of April in the year 2003, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☒ **Approved**

☐ **Disapproved**

*As of April 13, 1989
for sections covered by
Ordinance 69289 (zoning)
and As of June 28, 1995
for those areas within the replot
but not covered by the replot*

Review By: [Signature]
Assistant City Attorney

Date: April 14, 2003

Comments: _____

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR - 1 PM 2:55

April 1, 2003

Mr. Michael Herrera
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Mr. Tom Shute
Assistant City Attorney
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Re: Vested Rights for a 5.470 acre lot (Lot 3) within the St. Tropez
Subdivision II and located on Callaghan Road near its intersection with
Horizon Hill Blvd.

Dear Messrs.

This request is made pursuant to the provisions of the City of San Antonio's Unified Development Code, Chapter 35, Article VII, Division 2, entitled "Vested Rights." Pursuant to Section 35-111(b)(2) and applicable provisions of Texas Local Government Code, Chapter 245, I am submitting to you a copy of City of San Antonio Ordinance No. 69289 that approved Zoning Case No. Z88203 that rezoned this lot from Residential "R-3" (Multi-Family) to Business "B-2" (hereinafter the "Permit").

Additionally, I am including a copy of the replat establishing St. Tropez II Subdivision which shows that this lot was replatted out of NCB 11627 and that NCB 16928 was created.

Included with this correspondence please find the following enclosures:

1. A check for \$160.00 to cover the costs of processing this application;
2. Two (2) copies of Ordinance No. 69289;
3. Two (2) copies of the vested rights permit application;
4. Two (2) copies of the zoning map taken from the City of San Antonio's website showing the zoning of the property;
5. Two (2) copies of the zoning map obtained from the City of San Antonio's Development Services Department showing the zoning of this property

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR - 1 PM 2:55

Mr. Michael Herrera
Mr. Tom Shute
April 1, 2003
Page 2


and showing that this property is the subject of Zoning Case No. Z88203 which in turn is the subject of Ordinance 69289;

6. Two (2) copies of the Bexar County Appraisal District map for this property.

In closing, I wish to thank you for your consideration to this matter. Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,
EARL & BROWN, P.C.

By:


Habib H. Erkan, Jr.

f:4253.006/herrerashute ltr2.doc
Enclosures

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR - 1 PM 2:55

229-1307
AN ORDINANCE

AMENDING CHAPTER 35 OF THE CITY CODE THAT
CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE
OF THE CITY OF SAN ANTONIO BY CHANGING THE
CLASSIFICATION AND REZONING OF CERTAIN
PROPERTY DESCRIBED HEREIN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. THAT SECTION 35-35 OF CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BE AND THE SAME IS HEREBY AMENDED, SO THAT IT SHALL HEREAFTER INCLUDE THE FOLLOWING DESCRIBED CHANGES IN CLASSIFICATION AND THE REZONING OF THE HEREINAFTER DESIGNATED PROPERTY, TO-WIT:

(CASE NO. Z88203)

The rezoning and reclassification of property from "R-3" Multiple-Family Residence District to "B-3" Business District and "B-2" Business District, listed below as follows:

R-3 to B-3

A 0.949 acre tract of land out of NCB 11625 and NCB 11627.

R-3 to B-2

A 7.188 acre tract of land, save and except a 0.949 acre tract of land out of NCB 11625 and 11627.

Callaghan Road and Horizon Hill Blvd.

SECTION 2. THAT ALL OTHER PROVISIONS OF SAID CHAPTER 35, AS AMENDED, SHALL REMAIN IN FULL FORCE AND EFFECT, INCLUDING THE PENALTIES FOR VIOLATIONS AS MADE AND PROVIDED IN SECTION 35-24.

SECTION 3. THAT THE DIRECTOR OF PLANNING SHALL CHANGE IN HIS RECORDS AND ZONING MAPS IN ACCORDANCE HERewith AND THE SAME SHALL BE AVAILABLE AND OPEN TO THE PUBLIC FOR INSPECTION.

SECTION 4. THAT THIS ORDINANCE IS NOT SEVERABLE.

PASSED AND APPROVED THIS _____ DAY OF _____ 19____.

ATTEST:

CITY CLERK

M A Y O R

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR - 1 PM 2:55

69289

ORD. NO.

APR 18 1989

CITY CLERK



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR - 1 PM 2:55

Permit File: # 03-04-036
Assigned by city staff

Date: 3-31-03

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: EARL + BROWN P.C. & LANCASTER DEV. CO. Phone: 210-222-1500 Fax: 210-222-9100

Address: 111 SOLEDAD, SUITE 1111 Zip code: 78205

Engineer/Surveyor: _____ Phone: _____ Fax: _____

Address: _____ Zip code: _____

1. Name of Project: ST. TROPEZ SUBDIVISION LOT 3

2. Site location or address of Project: Intersection of Callaghan Road
AND HORIZON HILLS BLVD.

3. Council District 8 ETJ _____ Over Edward's Aquifer Recharge? () yes (X) no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application

EARL & BROWN P.C.
A PROFESSIONAL CORPORATION
111 SOLEDAD, SUITE 1111 210-222-1500
SAN ANTONIO, TX 78205

2579

32-61
1110

DATE 4-1-2003

PAY TO THE ORDER OF C. ty of SAN Antonio \$ 160.00

one Hundred Sixty + 0/100

DOLLARS ☒ Security Features
Details on Back

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

⑈002579⑈ ⑆111000614⑆

1566699680⑈

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